



EDWARDS
ESTATE AGENTS

CASTLE STREET
CRANBORNE, BH21 5PZ



OFFERS IN THE REGION OF £450,000

- SEMI DETACHED COTTAGE STYLE FAMILY HOME
- WELL PROPORTIONED PLOT
- DESIRABLE VILLAGE LOCATION
- 3 DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM
- STYLISH HAND MADE KITCHEN
- UTILITY/LOBBY
- SOUTHERLY FACING ENCLOSED REAR GARDEN
- OFF ROAD PARKING & CAR PORT
- SELECTION OF LOCAL AMENITIES NEARBY

This charming cottage style home has been beautifully maintained by the current owners. Accommodation is well proportioned and includes a recently fitted bespoke farmhouse style kitchen with oak worktops and integrated appliances. This dual aspect kitchen/dining room has a useful adjoining utility/lobby with access to the rear. The good size living room has a feature fireplace with fitted woodburner, as well as a door leading out to the private, southerly facing rear garden.

On the first floor there are three double bedrooms – the master with fitted wardrobes and an adjoining ensuite shower room, whilst bedrooms two and three are served by a traditionally styled family bathroom with bath and separate shower. A recently refurbished ground floor cloakroom is accessed from the entrance hallway and there is a useful understairs storage cupboard with access from the kitchen/dining room.

Outside, the gravelled frontage has established planting to the front elevations bounded by low brick walls. The rear walled garden includes a small lawned area with border planting and a patio laid immediately to the rear elevation providing an ideal spot for outdoor dining and relaxation. Past the recently installed oil tank, a gate to the rear of the garden leads out to a shingled, shared driveway along with a parking space and covered car port.



The village of Cranborne offers an array of local amenities including doctor and veterinary surgeries, pharmacy, first and middle schools, garden centre, restaurant and two pubs. Surrounded by stunning countryside and the renowned Cranborne Chase, it's an easy commute to local towns and cities including Salisbury, Wimborne, Fordingbridge and onward to main road links to the east and west.

Additional Information

Energy Performance Rating: D

Council Tax Band: D

Restricted Development: Yes

Restricted Covenants: External changes require written consent from Cranborne Estate, with fees payable for approvals - the covenants also state that you must avoid causing nuisance to neighbours and you can only develop the property in line with specific approved plans and design codes

Construction Materials: Timber framed double glazed windows, the vendor informs us the chimney needs to be lined before the log burner can be used

Services Crossing the Property or Neighbouring Property: The vendor informs us the electricity supply comes via neighbouring property and neighbour's drain runs under the vendor's patio

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: External changes require written consent from Cranborne Estate to include windows, roofs and demolitions - trees may also be included

Listed building: No

Tree Preservation Order: No

Parking: Garage & shared driveway with 3 other properties not formally managed

Utilities: Mains electricity, oil heating, mains water

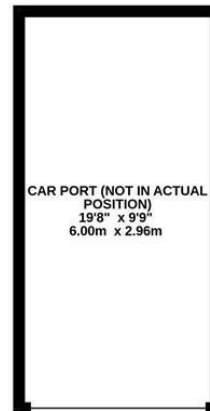
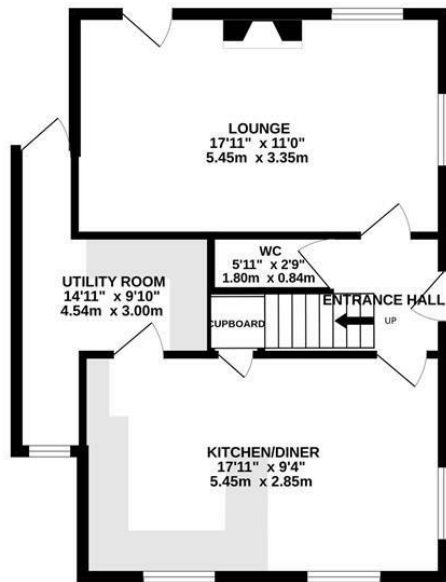
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

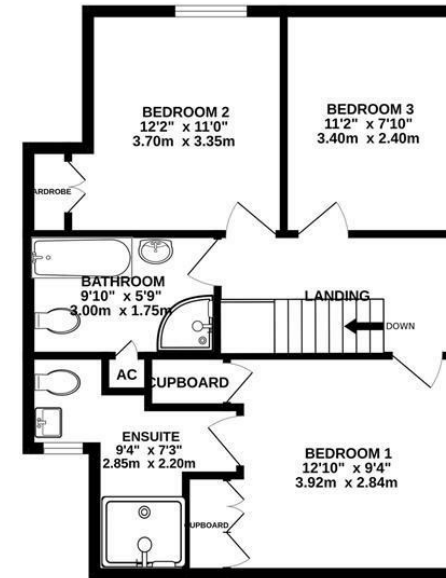
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
739 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1292 sq.ft. (120.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ferndown Office

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